



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**SUPERB LOCK UP SHOP  
WITH LARGE FORECOURT  
HIGHLY PROMINENT POSITION  
PREVIOUSLY A HAIR SALON  
SALES AREA 332 SQ FT (31 SQ M)  
TO LET**



**UNIT 2, PLANET HOUSE  
1 THE DRIVE  
HOVE  
BN3 3JE**

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## UNIT 2, PLANET HOUSE, 1 THE DRIVE, HOVE BN3 3JE

**LOCATION** Situated in a highly prominent position Church Road, Hove, a few metres from the junction with The Drive on this highly busy and prominent pedestrian and traffic thoroughfare. Church Road is Hove's premier commercial thoroughfare and the property is situated at the eastern end on the north side (south facing)

**ACCOMMODATION** The premises comprise lock up shop with large forecourt as follows:

Internal width:	15'7"
Internal depth:	21'4"
<b>TOTAL AREA:</b>	<b>332 sq ft (31 sq m)</b>

- High ceilings
- Spotlighting
- Tiled flooring

The premises previously traded as a hair salon for many years with 6 hair stations and 2 wash stations and a nominal premium would be required for this use

**REAR STORE 1:** 4'5" x 9'6" 42 sq ft

**REAR STORE 2:** 4'5" x 4'7" 20 sq ft

**W/C:** W/C with hand wash facilities (with electric water heater)

**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed

**RENT** £15,000 per annum exclusive

**PREMIUM** A premium may be required for the benefit of the goodwill from the previous hair salon use

### UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 10,750
- **Rates Payable:** £5,213.75 (April 09/10)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

**LEGAL FEES** The incoming tenants to pay both parties reasonable legal fees

**VAT** There is no VAT on the terms quoted in this instance

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**

